

**City of Franklin**  
**Plan Commission Meeting Agenda\***  
**Franklin City Hall Council Chambers**  
**9229 W Loomis Road – Franklin, Wisconsin**  
**7:00 p.m., June 8, 2006**

**I. Call to Order & Roll Call**

**II. Approval of Minutes**

**A. Regular Meeting      Thursday, May 18, 2006**

**III. Public Hearings**

**A. Rezoning**

Applicant: **Carleton Creek Development, LLC**  
**(Carleton Creek Condominiums) (50 units)**

Regarding: An Ordinance to amend the Zoning Code (Map) for the property from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District.

Location: Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007

Zoning: R-3 Suburban/Estate Single-Family Residence District

**B. Special Use**

Applicant: **Carleton Creek Development, LLC**  
**(Carleton Creek Condominiums) (50 units)**

Regarding: A condominium development which consists of a total of 50 condominiums in 11 buildings.

Location: Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007

Zoning: R-3 Suburban/Estate Single-Family Residence District

**C. Special Exception Area & Bulk**

Applicant: **Carleton Creek Development, LLC**  
**(Carleton Creek Condominiums) (50 units)**

Regarding: To allow for a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the front yard setback to the proposed South Carleton Creek Drive and West Cortez Road, and likewise a reduction of 6 feet from the required 30 foot setback to a 24 foot setback for the rear yard setback to the Menard's property to the North.

Location: Approximately 6737 South Lovers Lane; Tax Key Numbers 747-9981-005, 748-9961-002, 747-9981-006 & 747-9981-007

Zoning: R-3 Suburban/Estate Single-Family Residence District

**D. Special Use Amendment**

Applicant: **Franklin Ventures, LLC**  
**(Villas at Monticello Condominiums) (44 units)**

Regarding: To change the orientation of unit 7 in building H from a side entry garage to a front entry garage, thus the building would have two garages facing West Jefferson Terrace.

Location: Approximately West Forest Home Avenue and West W Jefferson Terrace;  
Tax Key Number 798-0110-000

Zoning: R-7 Two-Family Residence District

**E. Special Use Amendment**

Applicant: **Fortune Wireless**

Regarding: To allow for the collocation of new antennas on an existing monopole.

Location: Approximately 5550 West Airways Avenue; Tax Key Number 899-9990-066

Zoning: M-1 Limited Industrial District

**F. Special Use Amendment**

Applicant: **Maximum Martini, LLC  
(Kä Martini Lounge)**

Regarding: To allow for the operation of Ka Martini Lounge, a business that would be primarily engaged in the retail sale of alcoholic beverages to be located in Rawson Commons (Multi-tenant Commercial Development).

Location: Approximately 7352 West Rawson Avenue; Tax Key Number 743-8991-000

Zoning: B-2 General Business District

**IV. Business**

**A. Special Use Amendment**

Applicant: **Franklin Ventures, LLC  
(Villas at Monticello Condominiums) (44 units)**

Regarding: To change the orientation of unit 7 in building H from a side entry garage to a front entry garage, thus the building would have two garages facing West Jefferson Terrace.

Location: Approximately West Forest Home Avenue and West W Jefferson Terrace;  
Tax Key Number 798-0110-000

Zoning: R-7 Two-Family Residence District

**B. Special Use Amendment**

Applicant: **Fortune Wireless**

Regarding: To allow for the collocation of new antennas on an existing monopole.

Location: Approximately 5550 West Airways Avenue; Tax Key Number 899-9990-066

Zoning: M-1 Limited Industrial District

**C. Special Use Amendment**

Applicant: **Maximum Martini, LLC  
(Kä Martini Lounge)**

Regarding: To allow for the operation of Ka Martini Lounge, a business that would be primarily engaged in the retail sale of alcoholic beverages to be located in Rawson Common (Multi-tenant Commercial Development).

Location: Approximately 7352 West Rawson Avenue; Tax Key Number 743-8991-000

Zoning: B-2 General Business District

**D. Rezoning**

Applicant: **ASI General, Inc.  
(Southeastern Pediatric & Adolescent Medicine Center)**

Regarding: An Ordinance to amend the Zoning Code (Map) for the property from R-3 Suburban/Estate Single-Family Residence District to B-1 Neighborhood Business District.

Location: Approximately 10500 West Loomis Road; Tax Key Number 846-9992-000

Zoning: R-3 Suburban/Estate Single-Family Residence District

**E. Site Plan**

Applicant: **ASI General, Inc.  
(Southeastern Pediatric & Adolescent Medicine Center)**

Regarding: To build a multi-tenant medical office building.

Location: Approximately 10500 West Loomis Road; Tax Key Number 846-9992-000

Zoning: R-3 Suburban/Estate Single-Family Residence District

**F. Special Use Amendment**

Applicant: **City of Milwaukee Police Department**

Regarding: To allow for two radio antennas to be placed on top of the City of Franklin water tower.

Property: Approximately 7401 West Puetz Road; Tax Key Number 850-0003-000

Zoning: I-1 Institutional District

**G. Site Plan**

**Applicant:** City of Franklin

**Regarding:** Site Plan for a proposed 'open-air pavilion,' of approximately 5,000 square feet in area in Lion's Legend Park.

**Property:** Approximately 8717 West Drexel Avenue; Tax Key Number 802-9994-003

**Zoning:** P-1 Park District and FW Floodway District

**H. Text Amendment to the Unified Development Ordinance**

**Applicant:** Reinhart, Boerner, Van Deuren S.C.

**Regarding:** Conceptual proposed amendment to the 125,000 gross square foot maximum permitted floor area for a retail building to delete that maximum size limit for the properties along South 27<sup>th</sup> Street between West Rawson Avenue and West College Avenue.

**I. Certified Survey Map**

**Applicant:** Nick Derouin  
(Derouin CSM) (2 Lot)

**Regarding:** To allow for the division of land for a 2 lot Certified Survey Map and 1 outlot.

**Location:** Approximately 3724 West Drexel Avenue; Tax Key Numbers 787-9991-000, 787-9993-000

**Zoning:** R-6 Suburban Single-Family Residence District, FW Floodway District & Floodplain Conservancy District.

**J. Certified Survey Map**

**Applicant:** United Financial Group, Inc.  
(Forest Hill Highlands Senior Housing Community) (2 Lot)

**Regarding:** To allow for the division of land for a 2 lot Certified Survey Map.

**Location:** Approximately 9530 West Puetz Road; Tax Key Number 840-9999-000

**Zoning:** PDD #31 FOREST HILL HIGHLANDS-UNITED FINANCIAL GROUP, INC

**K. Comprehensive Master Plan Amendment**

**Applicant:** City of Franklin

**Regarding:** Conceptual proposed amendment for the Comprehensive Master Plan for the planning districts of Koepmier Lake, St. Peter's View, St. Paul, Orchard View and Quarry View.

**Property:** Approximately West Rawson Avenue Corridor from approximately 5100 West Rawson Avenue to approximately 7600 West Rawson Avenue on both the north and south sides of Rawson Avenue.

**L. Southeast Wisconsin Regional Plan Commission Access Standards for Arterials**

**Applicant:** City of Franklin

**Regarding:** A review of Southeast Wisconsin Regional Plan Commission's (SEWRPC) 2035 plan on guidelines for access standards to preserve arterial street capacity and enhance traffic safety.

**M. Announcement: Next Meeting scheduled for Thursday, June 22, 2006**

**V. Adjournment**

*\*Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting.*